

Abandoned Property Ordinance Frequently Asked Questions

What properties are affected by this Ordinance? Properties that are both vacant and abandoned by definition of the ordinance.

What standards will the City use for the Certificate of Occupancy Inspection? The Property Maintenance Code requirements are the standards used, same as what is used for rental inspections.

How many homes could this ordinance potentially affect in 2009? It is estimated that about 100 homes could be affected by this ordinance.

How will the City be made aware of potential abandoned houses?

The City will cross-reference known foreclosed properties with utility shut offs and Xcel Energy shut offs. The City will also cross-reference the foreclosed properties with police calls and abatements and look at properties that have more than one abatement whether, it is foreclosed or not.

If my house is for sale will an inspection be required prior to the sale? No. The only time an inspection is required, per the Abandoned Property Ordinance, is in order to get a new Certificate of Occupancy issued.

Will a house in dire need of repair, but currently owned and not for sale be subject to this ordinance? No. If the house has been declared abandoned it is subject to this ordinance and will have the Certificate of Occupancy removed from the property. In order to get a new Certificate of Occupancy for the property a building inspection will be required and any corrections ordered must be satisfied.

What are examples of major electrical items that will need to be repaired/modified? Overloaded service panel: piggyback breakers, sub panels etc. Electrical bond (grounded) to water service from main panel.

What are examples of major plumbing items that will need to be repaired/modified? Un-vented plumbing fixtures or improperly vented fixtures. Sump pump discharged to sanitary sewer.

What if the house has a 60-amp electrical system?

The City requirements allow this service level to continue. Other agencies (insurance, lenders) may require an upgrade.

At what point does a house with mold have to be remedied?

Anytime mold is present it needs to be cleaned and steps need to be taken to prevent future mold (water leak fixed etc).

Will cosmetic items be required to be repaired? No

What if there is a dispute between the homeowner and the Building Inspector regarding this ordinance? The Abandoned Property Ordinance has an appeals process in place.